

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 2nd June 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman David Jenney
 Sarah Peacock Philip Humphrey
 Richard Lewis Tracey Smith
 Kaye Rawlins

Town Clerk: Vivienne Prodger
Minutes: Paul Wilcox

18/21 DECLARATIONS OF INTEREST

Cllr David Coleman declared a personal interest in application number 20/00550/TPO.

19/21 APOLOGIES

Apologies for absence were submitted on behalf of Councillors Cesare Marinaro, David Jenney and Marian Hollomon.

20/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 12th May 2020 be approved and signed by the Chairman as a true record.

21/21 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 19/01318/FUL Applicant: Northamptonshire Football Association Ltd Planning Officer: Wayne Cattell</p> <p>Change of use from agricultural to provide a new football facility by providing a full size 3G football pitch and a pavilion incorporating changing facilities in addition to community and office accommodation (purely dedicated to sports development in the County). A new car park with SUD surface is to be created to serve the new facilities. The remaining site is to be grassed with informal pitches for football training and matches. At SP97144 68428 Land Off, Newton Road, Higham Ferrers, Northamptonshire.</p>	<p>No objection subject to the matters raised by Highways being adequately addressed.</p>

<p>Application Number: 20/00445/FUL Applicant: Mr. Michael Phillips Planning Officer: Caroline Tait</p> <p>Creation of 39 Flats and 3 dwellings. Demolition of some buildings on site. Change of use of the majority of the site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. We fully support LHA comments about insufficient parking. As previously stated the inclusion of town houses instead of flats on the back part of the site would reduce parking requirements and create better living spaces for residents. 2. Whilst we appreciate the existing building needs to be utilised we consider the proposed new build flats would be out of keeping with existing properties on North Street. The flats would be overbearing and this would result in residents in North Street losing their privacy. 3. We consider the proposed number of flats does contravene Policy 30 of the Joint Core Strategy as it would constitute an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area. 4. As we have stated on numerous occasions Rushden now as an overprovision of flats within the area of the High Street, The High Street is effectively now ringed with flats and this does not create a balanced housing mix. Many of the recently built flats remain unsold or unlet and we feel the market for flats has been saturated. <p>Once again we feel the developer should re-consider the new build flats and consider a scheme of town houses which would deliver the type of accommodation required within the town and greatly enhance this area.</p>
<p>Application Number: 20/00520/REM Applicant: Spencer Developments Ltd Planning Officer: Ian Baish</p> <p>Reserved matters: Appearance, landscaping, layout and scale of dwelling and carport pursuant to 17/00835/OUT - Four bedroom dormer style dwelling (all matters reserved except access) (Resubmission of 16/02204/OUT) at Spenwood, Alexandra Road, Rushden, Northamptonshire, NN10 0HY.</p>	<p>No Objection</p>

<p>Application Number: 20/00522/FUL Applicant: Mrs. Graham Planning Officer: Wayne Cattell</p> <p>Single storey front/side extension to south elevation to include construction of a new roof with attic rooms and replacement of existing double garage with a double carport at 88 Bedford Road, Rushden, Northamptonshire, NN10 0NB.</p>	<p>No Objection</p>
<p>Application Number: 20/00534/FUL Applicant: Shoemaker Gp Ltd Planning Officer: Dean Wishart</p> <p>Revised scheme to construct a new link road between Ditchford Road and Rushden Lakes (with associated Site clearance and earthworks) alongside junction works, car parking, footpaths, cycleways, lighting, drainage works, hard and soft landscaping and associated works. Reconfiguration of existing car parking and Service Yard areas and the temporary storage of excavated material for a period of up to five years at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.</p>	<p>Rushden Town Council do not have any objections to the amended proposed link road.</p> <p>However, we would like to comment that whilst we are pleased to see that provision has been made for a pedestrian/cycle route, there are currently two options for linking to the existing Greenway to enable travel onto Wellingborough and we would like to see these included within the draft plans. We also note the comments made by Irchester Town Council regarding pedestrian access and would endorse their proposals for enhanced access.</p>
<p>Application Number: 20/00550/TPO Applicant: Mr. Geoff Clark Planning Officer: Brian Ogden</p> <p>TPO no 0179 T1 Scots Pine; Section fell to ground level at 1 Beech Grove, Rushden, Northamptonshire, NN10 6EJ.</p>	<p>No Objection</p>
<p>Application Number: 20/00544/PNT Applicant: Mobile Broadband Network Ltd (EE (UK) Ltd and H3G (UK) Ltd) Planning Officer: Ellen Carr</p> <p>Streetworks style base station (a 20 metre phase 8 pole with wrap around cabinet built around the base, 3no. new equipment cabinets) at Communication Mast Sports Ground, Hayden Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Application Number: 20/00567/FUL Applicant: Mr. Tom Larkin Planning Officer: Susie Russell</p> <p>Demolition of existing garage and carport and construction of new detached garage at 16 Rose Avenue, Rushden, Northamptonshire, NN10 9NX.</p>	<p>No objection subject to a condition that this is not to be used as a separate dwelling.</p>

22/21 Bedford Borough Local Development Scheme

Members to discuss Bedford Borough Local Development Scheme.

RESOLVED

Rushden Town Council have no comments to submit.

Chairman